

Arlington Historic District Commissions

August 21, 2014
Whittemore Robbins House

FINAL & APPROVED MINUTES

Commissioners Present: C. Barry, M. Bush, B. Cohen, M. Penzenik J. Worden

Commissioners Not Present: J. Cummings, C. Hamilton, M. Logan, S. Makowka, J. Nyberg

Guests: M. Noonan, G. Allen, S. Walsh, M. Walsh, T. Cain

1. **AHDC Meeting Opens** 8:00pm
2. **Appointment of alternate Commissioners; Russell District –C. Barry, M. Bush; Mt. Gilboa – B. Cohen, C. Barry**
3. **Approval of draft minutes from July 24, 2014. M. Bush moved approval with J. Worden's changes. Seconded by J. Worden. Unanimous approval**
4. **Communications**
 1. Email re: 9 Montague Street new construction questions (old permitting)
 2. Call re: 26 Academy Street (Wright) questions on meeting deadlines
 3. Email requesting postponement of formal hearing for 37 Jason Street (Lees) to August meeting
 4. Email re: 39 Russell Street and request to be on August agenda
 5. B. Cohen's neighbor is moving out and new owner from Cambridge may be proposing a fence on property.
 6. J. Worden reported communications on 742 Mass. Ave. with S. Makowka and D. Baldwin on CONA non-compliance
5. **New Business**

Hearings (typically last around 20 minutes per application) 8:20pm

 1. Formal Hearing: 37 Jason Street (Lees) re: exterior renovations – postponed again from July 24, 2014 meeting per applicant's request.
 2. Formal Hearing re: 39 Russell Street (Walsh) re: revisions on previously approved plans. S. Walsh and architect T. Cain presented plans. A3 – top drawing. Significant change that happened is the roofline below the words "Existing Sunroom" went from pitched to flat and is now back to pitched. Reason is that the building dept. needs the ridge and the ridge to meet. The new ridge and the old ridge. This can be seen on the site plan where the rooflines meet next to the existing garage. According to their guidelines they need a beefier, larger connection. Discussion whether the Commission can ask the building dept. to make an exception. Discussion about what applicant would like – our preference is to keep the plans as approved recently by the

Commission. Originally the plans were for the pitched roof, after much discussion we came to the solution that we would prefer the flat roof as approved. The change was discussed at length at prior meetings. C. Barry moved that a letter be sent to the Building Dept. to express our position on keeping the plans as approved due to the Commission's preference. Seconded by M. Penzenik. J. Worden voted negative. M. Penzenik, B. Cohen, C. Barry and M. Bush voted in the affirmative to send a letter in support of keeping the plans as approved.

3. Formal Hearing re: 15 Montague (Lipcon) re: window changes M. Bush moved approval of application as submitted. Seconded by M. Penzenik. Unanimous approval. S. Makowka appointed monitor
4. Informal Hearing re: 202 Pleasant St. (Noonan) re: addition of dormer on rear of house. Carriage house behind 200 Pleasant Street. Doing comprehensive rehab on inside. Roof currently has skylight on front and on back. Proposing putting dormer on back. Issue is that it is visible only from the pond. Commissioners suggested a gable would be more appropriate on the house. Mr. Noonan will present application soon and may incorporate gutters and any other exterior changes.

6. Other Business

- a. Preservation Loan Program Update
- b. Outreach to Neighborhoods & Realtor
- c. Discussion re: AHDC District Maps
- d. Discussion re: Community Preservation Act (CPA) endorsement from AHDC on CPA website (Previously voted in affirm to endorse CPA proposal). J. Worden moved approval on using our name on the website. Seconded by C. Barry. Unanimous approval.
- e. Discussion re: Academy Street neighbors and streetscape concerns. M. Levine from 26 Academy Street presented concerns. J. Worden said this may be a good solution for those parts of the sidewalk being redone. The presently brick sidewalks should be repaired. M. Penzenik spoke to the incredibly poor quality of the concrete mix that the town is using lately. Discussion that we support working with the neighbors to distinguish the historic district and that we encourage all the neighbors to have a unified vision to present to the Town in the future.

7. OPEN FORUM

Any matter presented for consideration of the Commission shall neither be acted upon, nor a formal decision made the night of the presentation

8. REVIEW OF PROJECTS (See project list below)

Project List:

1. 23 Maple Street (Town of Arl. – 10-13P) – Makowka – CONA (Door)
2. 215 Pleasant Street (Gruber – 10-15P) – Penzenik – COA (Garage Door)
3. 193 Westminster (Pemsler - 10-21M) – Cohen – COA (Windows, Siding)
4. 10 Jason Street (Young-Sullivan – 10-32J) – Cohen – COA (Chimney-Skylite)
5. 193 Westminster Ave. (Pemsler – 10-41M) – Cohen – COA (Siding Removal-Clapboard-Windows)
6. 52-54 Westminster Ave. (O'Shea – 10-49M) – Makowka – COA (Door)
7. 14 Westmoreland Ave. (Leveille – 10-51M) – Cohen – COA (Siding-Attic Windows)
8. 12 Elder Terrace (Folkers – 10-53M) – Cohen – COA (Garage)
9. 188-190 Westminster Ave. (Kokubo – 11-08M) – Penzenik – COA (Addition-Windows)
10. 69 Crescent Hill Ave. (Bush-Sheldon – 11-13M) – Nyberg – COA (Shingles/Clapboard)
11. 21 Montague Street (Elwell/Nemec – 11-25M) – Makowka – CONA (Fascia-Porch-Rail)

12. 19 Jason Street (Dargon-Green – 11-40J) – Cohen – COA (Rear Deck-Stairway-Rails on Front)
13. 111 Pleasant Street (Frideau – 11-49) – Nyberg – COA (Fence) – **DONE - Remove**
14. 161 Westminster Ave. (Lancelotta – 11-50M) – Black – COA (Gutters)
15. 30-32 Jason Street (Harris/Charest – 12-08J) – Makowka – CONA (Porch Repair)
16. 15-15A Avon Place (Burke – 12-10A) – Black/Nyberg – COA (Main House/Garage Demo/Carriage House Build)
17. 19 Maple Street (Hirani – 12-14P) – Makowka – CONA (Gutters)
18. 214R Pleasant Street (Bisher-Bernstein – 12-22P) Penzenik - COA (House Redesign)
19. 66 Pleasant Street (Fraumeni – 12-30P) – Makowka – CONA (Gutters/Downspouts)
20. 10 Avon Place (Gnewuck – 12-31A) – Makowka – CONA (Shingles)
21. 11 Wellington Street (Herold – 12-36P) – Makowka – CONA (Fence) – **DONE - Remove**
22. 10 Avon Place (Gnewuck – 12-37A) – Cohen – COA (Railing) – **DONE - Remove**
23. 23 Maple Street (Town of Arl. – 12-38P) – Makowka – COA (Porches-Entry-Fire Esc)
24. 156 Pleasant Street (Seitz – 12-39P) – Penzenik – COA (Windows)
25. 47 Irving Street (Kaplan – 12-40J) Cohen – COA (House Addition)
26. 60 Pleasant Street (Brentwood – 12-44P) – Makowka – CONA (Sliding Doors)
27. 60 Pleasant Street (Brentwood – 12-49P) – Makowka – CONA (Windows)
28. 119 Pleasant Street (Poulos Trust – 12-53P) – Makowka – CONA (Windows)
29. 30 Jason Street (Harris/Charest – 12-52J) – Nyberg – COA (Porches)
30. 195 Westminster Ave. (Rothstein – 13-01M) – Cohen – COA (Skylights/Tube)
31. 81 Westminster Ave. (Lemire – 13-02M) – Makowka – CONA (Door)
32. 55 Westminster Ave. (Maier/Ching – 13-04M) – Cohen – COA (Windows)
33. 21 Central Street (Dyer – 13-05C) – Cohen – COA (Solar Panels)
34. 75 Pleasant Street (Bos. Church of Christ – 13-07P) – Makowka/Cohen – COA (Annex Renovations/Church Restorations)
35. Lot 47 (aka 247 Pleasant Street- 13-08P) – Nyberg – COA (new house)
36. 204 Pleasant Street (Sirah RT – 13-10P) – Penzenik – COA (Cupola/Windows)
37. 86 Pleasant Street (Coyner – 13-16P) – Makowka – CONA (chimney repair)
38. 7 Jason Terrace (Fredieu – Historical Society – 13-22J) – Makowka – CONA (roof)
39. 15 Wellington Street (Cohen – 13-28P) – Makowka – COA (gutters/fascia/soffits) – **DONE - Remove**
40. 208 Pleasant Street (Hart – 13-29P) – Makowka – COA (solar panels)
41. 210 Pleasant Street (Hart – 13-30P) – Makowka – COA (solar panels)
42. 33 Gray Street (Lubar – 13-35J) – Makowka – CONA (stairs and deck)
43. 52-54 Westminster Ave. (O'Shea – 13-38M) – Makowka – CONA (siding)
44. 24 Avon Place (Sayigh – 13-41A) – Makowka – CONA (windows)
45. 109 Westminster Ave. (Rines-Pascale – 13-46M) – Barry – COA (garage)
46. 23 Jason Street (Leary-Hammerman – 13-47J) – Cohen – COA (addition)
47. 161 Westminster Ave. (Lancelotta – 13-48M) – Makowka – COA (fence)
48. 15 Oak Knoll (Lo – 13-52P) – Makowka – CONA (windows, doors)
49. 31 Central Street (Sampson/Cummings – 13-54C) – Makowka – COA (addition)
50. 211 Pleasant St. (Stark-McElduff – 13-58P) – Makowka – CONA (roof)
51. 175 Pleasant St. (Lucchese – 13-59P) – Barry – COA (repairs)
52. 272 Broadway (Danieli/Crispin – 13-62B) – Makowka – COA (dormer)
53. 216 Pleasant St. (Russell – 13-63P – Bush – COA (soffit vent)
54. 239 Pleasant Street (McKinnon – 13-64P) – Cummings – 10 day COA (wall)
55. 24 Central Street (Donnelly/Fisher – 13-65C) – Makowka – CONA (porch/steps)
56. 114 Westminster Ave. (Metzger/Fleming – 13-66M) – Makowka – CONA (fence)
57. 7 Central Street (Sampson – 13-67C) – Makowka – CONA (solar panels)
58. 239 Pleasant Street (McKinnon – 13-68P) – Cummings – COA (stairway/wall/fence/rail)
59. 34 Academy Street (Ellison – 13-69P) – Penzenik – COA (windows, doors, deck)
60. 152 Pleasant Street (Niles – 13-70P) – Bush – COA (gutters)

61. 21 Maple Street K(Theosophical Society – 13-71P) – Makowka – CONA (gutters/fascia)
62. 19 Wellington Street (Kirchheimer – 13-72P) – Makowka – CONA (windows) – **DONE - Remove**
63. 135 Pleasant St. Unit 9&10 (Atkinson-Bing – 13-73P) – Makowka – COA (a/c condenser and rear porch door)
64. 20 Russell Street (Martin/Briggs – 13-75R) – Makowka – CONA (gutters)
65. 175 Pleasant St. (Lucchese – 13-77P) – Barry – COA (skylight)
66. 11 Russell Terrace (Boroway – 14-01R) – Makowka – CONA (basement windows/siding)
67. Lot 47 (aka 247) Pleasant Street (Alouette Rlty/Noonan – 14-02P) – COA (New Building)
68. 111 Pleasant St. (Fredieu – 14-03P) – COA (Awnings)
69. 40 Westmoreland Ave. (Radoslovich – 14-04M) – CONA (Rear & deck sliders)
70. 17 Russell St. (Makowka –14-05R) – 10 Day COA (roof & gutters)
71. 21 Oak Knoll (Donal – 14-06P) – CONA (side door)
72. 59 Jason Street(Bouvier – 14-07J) – CONA (fence)
73. 187 Lowell Street (Grinnell – 14-08M) – CONA (Gutters, chimney, roof)
74. 195 Pleasant Street (Hamel – 14-09P) – CONA (Gutters, Window sill)
75. 39 Russell Street (Walsh – 14-11R) - COA (Addition new wing, repairs existing house)
76. 50 Westmoreland Ave. (Sessa – 14-12M) – COA (Solar Panels)
77. 27 Jason Street (Worden – 14-13J) – CONA (Rear roof)
78. 105 Pleasant Street (Erulkar – 14-14P) – 10 Day COA (Gutters)
79. 105 Pleasant Street (Erulkar – 14-15P) – CONA (Wood trims)
80. 20 Westmoreland Ave. (Housing Corp Arl – 14-16M) – CONA (Roof)
81. 742 Mass. Ave.(Davidson – 14-17J) - CONA
82. 34 Academy Street (Ellison – 14-18P) – CONA (Windows)
83. 49 Academy Street (Baldwin – 14-19P) – CONA (Garage)
84. 81 Westminster (Lemire – 14-21M) – CONA (Roof)
85. 17 Jason Street (Harrington – 14-22J) – CONA (Roof)
86. 19 Maple Street (Hirani – 14-23P) – CONA (Front Porch Steps, Landing, Rear Windows)
87. 19 Maple Street (Hirani – 14-24P) – 10 Day COA (Gutters)
88. 54 Westminster Ave. (O'Shea – 14-25M) – COA (Addition)
89. 34 Academy Street (Ellison – 14-26P) – COA (Siding)
90. 49 Academy Street (Baldwin – 14-27P) – COA (Front Steps, Garage Renovations)
91. 268 Broadway (Carlton-Gyson – 14-28B) – COA (Fence)
92. 28 Academy Street (Rehrig – 14-29P) – CONA (Front Porch Steps, Fascia, Soffits)
93. 151 Lowell Street (Wyman – 14-30M) – CONA (Wood Trim)
94. 28 Academy Street (Rehrig – 14-31P) – 10 Day COA (Fiberglass Gutters)
95. 99 Westminster Ave. (Doctrow – 14-32M) – 10 Day COA (Heat Pump)
96. 742 Mass. Ave. (Davidson – 14-33J) – CONA (Siding, Corner Boards)
97. 105 Pleasant Street (Malcomson – 14-34P) – CONA (Rear Storm Door)
98. 20 Maple Street (Kapinos – 14-35P) – CONA (Shingles, Rakes)
99. 28 Academy Street (Rehrig – 14-36P) – CONA (Roof Shingles)

Meeting Adjourned 9:45pm